

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
January 26, 2016**

Government/Guests Reports to the Board

President Jim Canterbury called the monthly meeting of the Board of Trustees to order at 7:00 p.m. Trustees in attendance were Jack Bramson, Michelle Carlson, Doug Christensen, Lori Conrath, David Dennis, Diana Garcia, Lisa Lord, and Jim Canterbury. There were also three homeowners in attendance.

King County Sheriff's Department: Sergeant Tommy Collins
If you see something suspicious or criminal in nature call 911 first, then call Securitas.

The number of patrolmen scheduled for an area is based on the number of 911 calls received. There were five deputies in this area. Due to the limited number of 911 calls, there are now two deputies patrolling this area.

Package thefts were reduced this year.

Securitas Security Services: Security Officer Ken Talkington

	11/19/15 - 1/21/16	11/20/14 - 1/22/15	09/01/15 - 1/21/16	09/01/14 - 1/22/15
Abandon Vehicles			1	2
Alarm Calls Home/Vehicle	8	3	16	18
Arrest	1		1	2
Barking Dog		6	2	13
Burglary		1	5	4
Emergency Response	4	7	7	18
Hit & Run	2		4	2
Information	3	3	3	6
Juvenile Problem		1		1
Loose Dog			2	
Noise Complaints			1	1
Open Garages	56	66	148	267
Police Activities	7	2	16	19
Property Vandalism	3	4	5	10
Solicitors	4	1	5	9
Stolen Golf Carts				3
Stolen Golf Cart Recovery				2

Stolen Property/Mail	4	4	4	5
Stolen Property/Mail Recovery		1		2
Street Lights	12	4	25	23
Street Signs	1	1	2	2
Theft	4	2	9	10
Trespassing	10	6	17	15
Vacation Checks	109	111	258	314
Vehicle Accidents	2	2	3	2
Vehicle Vandalism - Driveway	5	2	8	7
Vehicle Vandalism - Street			1	2

Official Business

Approval of the Minutes: Lisa Lord

MOTION: To approve the November Minutes as submitted. **Second:** Yes.

Discussion: None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Lisa Lord

All up to date.

Greeter's Report: Lenore Lee

Fourteen homeowners and five renters were greeted.

Homeowners Comments

A homeowner complained about the condition of a neighbor's property. The Board will review.

Committee Reports

Executive Committee: Jim Canterbury

Month – January 2016

1. Like to say "Thank you" to board members Doug Christensen, David Dennis and Jim Canterbury for some of the hanging and maintaining the holiday decorations at the front entrance.
2. A reminder to Homeowners: Outside burning (trash, yard waste, weeds, tires, trees, etc.) is illegal and banned within King County. Please report to fire department at (911).
3. A reminder to Homeowners: Please send questions or comments to www.fairwoodgreens.org Please do not contact Board members at their homes or by Email, Facebook and/or Twitter. Thank You

Common Property Committee: David Dennis

1. Ordered new picnic table for Allen Park.
2. Had two trees removed from Kensington.
3. The cul-de-sacs on 158th PL and 161 Ave SE and SE 175th have been repaired and redone.
4. Working with Green Effects on getting the Christmas lights up.

Records, Correspondence and Web Committee: Judy Seidel
No report.

Finance Committee: Doug Christensen

Income and Expense Report

	November	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,171	\$ 2,750
Total Income	\$ 43,646	\$ 40,225
Expenses		
Administration	\$ 35,980	\$ 31,465
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,304	\$ 1,811
Professional Fees	\$ 1,345	\$ 5,500
Total Expenses	\$ 40,629	\$ 40,776
Net Income/Loss	\$ 3,017	\$ (551)

Year to Date Income and Expense Report
(Since September 1, 2014)

	YTD	Budget
Revenues		
Assessment Income	\$112,425	\$112,425
Other Income	\$ 17,519	\$ 8,250
Total Income	\$129,944	\$120,675
Expenses		
Administration	\$ 106,687	\$108,043
Bad Debt Expense	\$ 6,000	\$ 6,000
Office	\$ 5,819	\$ 5,733
Professional Fees	\$ 3,630	\$ 9,900
Total Expenses	\$ 122,136	\$129,676
Net Income/Loss	\$ 7,808	\$ (9,001)

Balance Sheet as of November 30, 2015

Current Assets	\$647,540
Allowance for Doubtful Accounts	\$(74,765)

Current Liabilities	\$ 62,335
Income	\$ 7,808
Equity	\$502,632

Income and Expense Report

	December	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,507	\$ 2,750
Total Income	\$ 43,982	\$ 40,225
Expenses		
Administration	\$ 32,755	\$ 30,964
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,034	\$ 2,211
Professional Fees	\$ 949	\$ 2,200
Total Expenses	\$ 36,738	\$ 37,375
Net Income/Loss	\$ 7,244	\$ 2,850

Year to Date Income and Expense Report (Since September 1, 2014)

	YTD	Budget
Revenues		
Assessment Income	\$149,900	\$149,900
Other Income	\$ 24,026	\$ 11,000
Total Income	\$173,926	\$160,900
Expenses		
Administration	\$ 139,443	\$139,007
Bad Debt Expense	\$ 8,000	\$ 8,000
Office	\$ 6,853	\$ 7,944
Professional Fees	\$ 4,579	\$ 12,100
Total Expenses	\$ 158,875	\$167,051
Net Income/Loss	\$ 15,051	\$ (6,151)

Balance Sheet as of December 31, 2015

Current Assets	\$617,918
Allowance for Doubtful Accounts	\$ (77,289)
Current Liabilities	\$ 22,946
Income	\$ 15,051
Equity	\$502,632

Special Projects Committee: Bonnie Lyon

No activity to report. Next month join the Board at six thirty pm, thirty minutes prior to Board meeting, for our thrice-yearly meet and greet. Refreshments served.

Calendar of upcoming community events:

- Resident Meet and Greet 6:30 PM October, February and June (one-half hour prior to regular monthly board meetings)
- Possible Annual Garage Sale, date to be determined
- Concert Series, each August Sunday night (7, 14, 21, and 28)
- Last Splash Event, September 11

Property Maintenance Committee: Lisa Lord

Winter weather is here. Please keep drains clear of debris.

Christmas lights are to be removed from homes by January 31, 2016.

Architectural Control Committee: Lori Conrath

The ACC report for the period of 11/11/15-1/26/16

A total of 11 ACC requests were submitted and approved.

- 1 DECK
- 1 CHIMNEY
- 1 SHED
- 8 ROOF

Legal Committee: Jim Canterbury

Month – January 2016

1. Discuss HO collection judgment lawsuit.
2. Discuss changing Dollar amount and Time limit in our Collection process policy.
3. Discuss HO death foreclosure.

Security Committee: Jack Bramson

Following is the Security Committee report for the reporting period of December 2015 through January 2016:

The King County Sheriff's office performed 23 Fairwood Greens dedicated patrols. These patrols resulted in the issuance of 3 NOI's (tickets) for traffic violations, 19 warnings for traffic related violations and 10 other types of actions including a stolen vehicles recovery, Identity Theft report and assisting a lost and disoriented elderly person. It should also be noted that in addition to traffic enforcement, we had asked the KCSO to be extra vigilant during December and to patrol neighborhoods to prevent package theft during the Christmas season. This did result in KCSO stopping one suspicious vehicle cruising a neighborhood but did not result in any action. The number of reported package thefts did appear to be less than some previous holiday seasons.

It should also be noted that FGHOA will incur a slightly higher KCSO patrol hourly rate. This will apply only when Sgt. Thomas Collins is patrolling. His services will be billed at the Sgt's. hourly rate of \$61.35 as compared to the Deputy hourly rate of \$50.78. This was agreed to as Sgt. Thomas Collins has agreed to take over responsibility for managing the FGHOA KCSO off duty patrol duties. Deputy Sam Shirley who had previously held this role has been reassigned and does not have the time to dedicate to this responsibility.

Additionally, there has been an increase in property vandalism reports and KCSO is aware of this.

External Affairs: Diana Garcia

Winter Travel Tips might be a good reminder to our neighbors:

- Check that your car is in good condition before bad weather hits. This includes the battery, anti-freeze, tires, and wiper fluid/blades.
- Keep seasonal emergency equipment in the car. Along with your regular roadside emergency kit, include sand/rock salt/kitty litter, an ice scraper, and small shovel.
- Avoid driving during heavy snowfall or ice storms.
- Don't abandon your vehicle in the road. If you must leave your car, pull off the road as far as safely possible so emergency vehicles can still get through.
- Make sure your fuel tank is at least half-full.
- Don't leave your car running unattended, even for brief periods of time.

Active Work

Action Items: Jim Canterbury

1. King County Community Service Grant Program 2015 Request - \$4,000
2. Vacant Lot Size – Property line adjustment
3. Account Receivable Collection Process – discuss proposed changes

Motion: To approved the Accounts Receivable Collection Process. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

4. Thank You David and Doug for their effort in maintaining the Entrance Christmas lights.

5. Garage Sale

6. House Remodel

Adjournment: Jim Canterbury

Motion: To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:30 p.m. The next meeting will be held on **Tuesday February 23, 2016** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Join the Board at 6:30 pm for a meet and greet. Refreshments served. Any homeowner wishing to enjoy dinner in the Club prior to the meeting can be served from 5:30-6:45 p.m. in the dining room. The Club has a dress code rule of shirts with collars must be worn in the clubhouse. All attendees are requested to respect the dress code.

Respectfully submitted,

Lisa Lord
Secretary